

## Message Text

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FM SECSTATE WASHDC

TO USMISSION BERLIN PRIORITY

INFO AMEMBASSY BONN

AMEMBASSY MOSCOW

AMEMBASSY LONDON

AMEMBASSY PARIS

USMISSION USUN NEW YORK

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E.O. 11652: N/A

TAGS: PFOR, GE

SUBJECT: GDR ADMIN TEAM VISIT TO WASHINGTON

1. SUMMARY: GDR ADMIN TEAM ENDED THREE DAYS OF CONCEN-  
TRATED TALKS IN WASHINGTON ON MAY 24. TALKS REVOLVED  
EXCLUSIVELY AROUND ZONING AND OTHER WASHINGTON PROPERTY  
ISSUES. TEAM WILL RETURN TO BERLIN MAY 28 CONVINCED  
THAT IT MUST GO THROUGH COMPLEX ZONING PROCESS ON FIRENZE  
ESTATE AND MUST FIND ALTERNATE CHANCERY BUILDING FOR IM-  
MEDIATE USE. TEAM ACCORDINGLY WILL RECOMMEND TO GDR  
FOREIGN MINISTRY THAT GDR EXECUTE "CONDITIONAL" CONTRACT  
TO BUY FIRENZE ESTATE, HAVE LOCAL REAL ESTATE AGENTS SEARCH  
FOR TEMPORARY CHANCERY BUILDING, AND WHEN BUILDING IS  
LOCATED, HAVE FURTHER GDR ADMIN TEAM COME TO US TO WORK  
OUT REMODELING OF TEMPORARY BUILDING AND ASSIST US  
ARCHITECT DRAW UP PLANS FOR FIRENZE ESTATE. END SUMMARY.

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2. GDR ADMIN TEAM ARRIVED WASHINGTON MAY 21 AND PLANS DEPART MAY 28. FOLLOWING ARE PRINCIPAL RESULTS OF GDR TEAM'S EXTENSIVE CONSULTATION WITH DEPT REPS FROM EUR, PROTOCOL AND LEGAL DIVISION AS WELL AS WITH D.C. AUTHORITIES

A. GDR HAS DECIDED THAT FIRENZE ESTATE LOCATED ON ALBEMARLE STREET IN NW WASHINGTON OFF ROCK CREEK PARK IS PROPERTY BEST DESIGNED TO MEET THEIR LONG RANGE NEEDS IN WASHINGTON. GDR FOREIGN MINISTRY ALREADY HAS APPROVED PURCHASE OF SITE AND MADE FUNDS AVAILABLE FOR THAT PURPOSE. GDR HAS ALSO WORKED OUT PRELIMINARY PLAN FOR UTILIZATION OF 21 ACRE ESTATE WHICH INCLUDES, IN ADDITION TO ESTABLISHING OFFICES AND EVENTUAL RESIDENCE IN IMPRESSIVE BUILDING ALREADY ON SITE, CONSTRUCTION OF CHANCERY, SMALL HOUSES AND POSSIBLY MODEST SCHOOL BUILDING.

B. GDR OFFICIALS NOW FULLY RECOGNIZE THAT THERE IS NO ALTERNATIVE, INCLUDING TEMPORARY OR "SPOT" ZONING CHANGES, TO PROCEEDING WITH ENTIRE REZONING PROCESS BEFORE FIRENZE ESTATE CAN BE USED FOR CHANCERY PURPOSES. THIS PROCESS COULD TAKE YEAR AND ONE HALF TO TWO YEARS TO COMPLETE, AND MAY WELL INVOLVE ADVERSARY PROCEEDINGS WITH NEIGHBORHOOD CITIZENS GROUPS.

C. DEPT REPS ADVISED GDR AGAINST TRYING TO RESOLVE ZONING PROBLEM BY INTRODUCING PRIVATE BILL SEEKING EXEMPTION TO FULBRIGHT CHANCERY ACT, WHICH GDR LAWYERS RAISED AS POSSIBILITY. DEPT OFFS EXPLAINED COMPLEX PROCEDURES INVOLVED, FAILURE OF SIMILAR ATTEMPTS IN PAST, AND SMALL CHANCE OF SUCCESS IN CONGRESS IN PRESENT INSTANCE GIVEN GDR'S NEGATIVE POLITICAL IMAGE AND EXISTENCE OF CLAIMS ISSUE.

D. GDR UNDERSTANDS THAT DEPT'S ROLE IN REZONING PROCESS WOULD BE LIMITED TO OFFICIAL LETTER TO ZONING COMMISSION ENDORSING GDR APPLICATION AND ASKING FOR SPEEDY, FAVORABLE RESOLUTION OF GDR REQUEST. DEPT REPS WOULD NOT TESTIFY UNDER OATH OR APPEAR AT COMMISSION HEARINGS, NOR UNDERTAKE ANY TYPE OF BACKDOOR LOBBYING ON BEHALF OF GDR, AS SUCH EX PARTE EFFORTS HAVE BEEN RULED ILLEGAL AND COULD NULLIFY A FAVORABLE REZONING RESULT.

E. GDR ADMIN TEAM INTENDS RECOMMEND TO FOREIGN MINISTRY THAT GDR TAKE CONDITIONAL CONTRACT ON FIRENZE ESTATE UNDER WHICH GDR WOULD GUARANTEE TO PURCHASE PROPERTY PROVIDING LIMITED OFFICIAL USE

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ZONING QUESTION SATISFACTORILY RESOLVED. OWNERS HAVE NOT YET AGREED TO CONDITIONAL CONTRACT AND MAY INSIST ON LARGE FORFEITURE IN CASE CONTRACT DOES NOT GO THROUGH.

F. GDR WOULD SEEK IN INTERIM TO LEASE TEMPORARY CHANCERY BUILDING. NO SUCH BUILDING HAS YET BEEN LOCATED. GDR BROKER WILL CONTINUE SEARCH, AND DEPT REPS HAVE AGREED NOTIFY HIM DIRECTLY OF ANY OTHER SUITABLE EMBASSY PROPERTY WHICH IT LEARNS MAY BECOME AVAILABLE.

G. GDR ADMIN TEAM INTENDS FURTHER RECOMMEND THAT, ONCE APPROPRIATE TEMPORARY BUILDING LOCATED, GDR SEND FURTHER ADMIN TEAM COMPOSED OF ADMIN SPECIALIST AND ARCHITECT TO WASHINGTON TO ASSIST WITH DRAWING UP PLANS TO RENOVATE TEMPORARY BUILDING AND AID US ARCHITECT ON PLANNED UNIT DEVELOPMENT SCHEME FOR FIRENZE ESTATE. DEPT REPS INDICATED THAT THIS IS ACCEPTABLE.

H. GDR ADMIN TEAM ALSO REQUESTED THAT GDR UN MISSION REP PROTSCH BE PERMITTED TO TRAVEL TO WASHINGTON ON REGULAR BASIS FOR CONSULTATION WITH GDR'S LAWYERS AND BROKERS. PROTSCH MAY ALSO WISH TO UNDERTAKE COMMUNITY RELATIONS ACTIVITY IN WASHINGTON WITH NEIGHBORHOOD GROUPS DESIGNED TO MEET EXPECTED COMMUNITY CRITICISM OF FIRENZE REDEVELOPMENT. DEPT AGREED TO PERMIT AND FACILITATE SUCH TRAVEL. DEPT OFFS SUGGESTED THAT IF PROTSCH NEEDED OTHER TECHNICAL PERSONNEL TO ASSIST HIM, THESE TOO COULD BE ASSIGNED TO GDR'S NEW YORK MISSION.

3. THROUGHOUT DISCUSSIONS US REPS EXPRESSED READINESS ASSIST GDR ADMIN EFFORTS IN WASHINGTON IN ANY WAY POSSIBLE. DEPT STRESSED, IN THIS RESPECT, IMPORTANCE OF GDR KEEPING DEPT INFORMED EITHER THROUGH US MISSION BERLIN OR GDR'S UN MISSION OF GDR DECISIONS ON WASHINGTON PROPERTY ISSUES. IN RESPONSE TO EAST GERMANS, DEPT OFF SAID US WOULD COMMUNICATE REACTION TO LATEST GDR PROPERTY PROPOSALS IN EAST BERLIN IN NEAR FUTURE.  
BROWN

NOTE BY OCT: POUCHED BONN, MOSCOW, LONDON, PARIS, USUN NEW YORK, NATO.

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